K 3068

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------

----------Three Thousand ($3,000.00) & 00/100---------- DOLLARS cash in hand paid by Ray Petty and wife, Marie Petty, the receipt of which is hereby acknowledged, and in further consideration the said Ray Petty and wife, Marie Petty, have assumed and agreed to pay the remaining unpaid balance of $8,440.24 on a certain note in the original principal amount of $10,000.00 payable to Fidelity Federal Savings and Loan Association, which said note is secured by a deed of trust executed by the grantors herein to Louis Leftwich, Jr., Trustee, of record in Book 2227, Page 127, Register's Office for Davidson County, Tennessee,

I, Myrtle M. Beazley, surviving tenant by the entireties of Felix O. Beazley, deceased

have bargained and sold, and by these presents do transfer and convey unto the said Ray Petty and wife Marie Petty

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 144 and a small triangular part out of the southwest portion of Lot No. 145 on the Plan of Gra-Mar Acres Subdivision, Section 1, as of record in Book 2133, page 27, of the Register's Office of Davidson County, Tennessee described as follows: Beginning at a point on the westerly margin of Saunders Avenue at the common corner of Lots 143 and 144; thence with the line between said lots westwardly 292.8 feet to a point thence northeastwardly 150 feet to the common corner of Lots 144 and 145 and continuing northeastwardly with the rear line of lot No. 145, 20 feet to an iron pin, being the common corner of Lots 147 and 148: thence southeastwardly 186.8 feet to a point on the westerly margin of Saunders Avenue at the common corner of Lots 144 and 145; thence with the margin of said Avenue southerly 80 feet to the beginning.
Being the same property conveyed to Felix O. Beazley and wife Myrtle M. Beazley, by deed from Floyd W. Dillard and wife, Mildred Dillard, of record in Book 2593, page 393, RODC Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ray Petty and wife Marie Petty their heirs and assigns, forever.

And I do covenant with the said Ray Petty and wife Marie Petty that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as above set out.

And I, Myrtle M. Beazley do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ray Petty and wife Marie Petty their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 26th day of April, 1960.

Myrtle M. Beazley

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